

MUNICIPAL SETTING DESIGNATION SURVEY EXHIBIT "A"

SHEET 1 OF 2

5145-5151 NORWOOD ROAD

Being all that certain lot, tract or parcel of land located in the JAMES McLAUGHLIN SURVEY, ABSTRACT NO. 845, City of Dallas, Dallas County, Texas, and being part of Lot 3, Block B/7702, H.R. Pearce Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 71061, Page 2184, Deed Records, Dallas County, Texas, and being part of Norwood Road, a 60' right-of-way, and being part of Profit Drive, a variable width right-of-way, and being more particularly described as follows:


Beginning at a point in the East line of said Norwood Road, same being the West line of Lot 1, Block B/7701, Comtrans Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2005156, Page 262, Map Records, Dallas County, Texas;

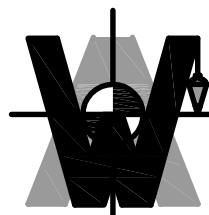
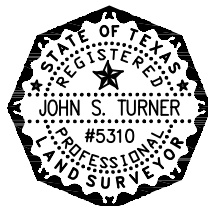
Thence North 89°41'26" West, a passing at a distance of 60.00' a 1/2" iron rod found in the West line of said Norwood Road, at the Southeast corner of said Lot 3, same being the Northeast corner of Lot 2, Block B/7702, Rains Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 70048, Page 1683, Map Records, Dallas County, Texas, and passing at a distance of 364.56' a 1/2" iron rod found in the East line of said Profit Drive, at the Southwest corner of said Lot 3, same being the Northwest corner of said Lot 2, and continuing a total distance of 434.47' to a point in the West line of said Profit Drive, same being the East line of that portion of City Block 7702 described in deed to Guardian Associates, LLC, recorded in Volume 2000148, Page 4520, Deed Records, Dallas County, Texas;

Thence North 00°42'07" West, along said West line and said East line, a distance of 425.70' to a point for corner;

Thence South 89°35'00" East, passing at a distance of 70.00' the East line said Profit Drive, and passing at a distance of 383.41' the said West line of Norwood Road, and continuing a total distance of 443.40' to a point in the said East line of Norwood Road, same being the West line of Lot 1, Block A/7701, Mullins Property Company Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 85124, Page 2808, Map Records, Dallas County, Texas;

Thence South 00°30'00" West, passing at a distance of 34.94' a 1/2" iron rod found at the intersection of the North line of Halifax Street a 40' right-of-way, with the said East line of Norwood Road, and passing at a distance of 74.41' a 5/8" iron rod found at the intersection of the North line of said Halifax Street with the said East line of Norwood Road, and continuing a total distance of 424.81' to the PLACE OF BEGINNING and containing 186, 643 square feet or 4.285 acres of land.


John S. Turner, R.P.L.S. #5310



A&W SURVEYORS, INC.

Professional Land Surveyors

TEXAS REGISTRATION NO. 100174-00

P.O. BOX 870029, MESQUITE, TX. 75187

PHONE: (972) 681-4975 FAX: (972) 681-4954

WWW.AWSURVEY.COM

Job Number: 19-0330

Date: 03-11-2019

Drafter: 967

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MUNICIPAL SETTING DESIGNATION SURVEY EXHIBIT "A"

SHEET 2 OF 2

5145-5151 NORWOOD ROAD

LOT 4
H.R. PEARCE SUBDIVISION
VOL. 74208, PG. 326,
M.R.D.C.T.
NORWOOD ORGANIZATION, L.P.
VOL. 2004070, PG. 8974,
D.R.D.C.T.

LOT 1, BLOCK A7701,
MULLINS PROPERTY
COMPANY ADDITION,
VOL. 85124, PG. 2808,
M.R.D.C.T.

PFC 1/2" IRS
PASSING
@ 70.00'

S 89°35'00" E PLAT 443.40'

PASSING
@ 383.41'

1/2" IRF PFC
PASSING
@ 34.94'

1/2" IRF

5/8" IRF

HALIFAX STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

424.81'

S 00°30'00" W PLAT
(REFERENCE BEARING)

LOT 1, BLOCK B7701,
COMTRANS ADDITION,
VOL. 2005156, PG. 262,
M.R.D.C.T.

BLOCK 7702
GUARDIAN ASSOCIATES, LLC,
VOL. 2000148, PG. 4520,
D.R.D.C.T.

N 00°42'07" W PLAT 425.70'

PROFIT DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

PART OF LOT 3,
BLOCK B7702
H.R. PEARCE SUBDIVISION
VOL. 71061, PG. 2184,
D.R.D.C.T.
WILLSIE TEXAS PROPERTIES, LLC
INST. NO. 201300000635,
O.P.R.D.C.T.

JAMES MCLAUGHLIN SURVEY
ABSTRACT NO. 845
186,643 SQ. FT.
4.285 ACRES

NORWOOD ROAD
(60' RIGHT-OF-WAY)

PFC 1/2" IRF

N 89°41'26" W MEAS. 434.47'
(N 89°35'00" W PLAT)

PASSING
@ 364.56'

1/2" IRF PFC
PASSING
@ 60.00'

PLACE OF
BEGINNING

LOT 2, BLOCK B7702,
RAINS SUBDIVISION,
VOLUME 70048, PAGE 1683,
M.R.D.C.T.

JUAN CARLOS DURAN
INST. NO. 201500159071,
O.P.R.D.C.T.

X-FND

5/8" IRF

5/8" IRF



GRAPHIC SCALE

1-INCH = 100 FEET
BASIS OF BEARING DERIVED FROM
VOL. 71061, PG. 2184, M.R.D.C.T.

John S. Turner
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